

# Interim Report II

Madison Schools Growth Impact Committee  
December 14, 2017

# Background / Mission

- Formed by Mayor and Superintendent on July 20, 2017 (Press Conference)
  - Two Co-Chairs & Twelve Members
  
- Purpose: **Develop a Plan to Keep our Madison City Schools the Best K-12 Educational Value in the State of Alabama by Understanding the Impact City Growth has on MCS and Determining the Needs MCS will have Over the Next 10-20 Years.**
  - Can We Continue to Grow and still Maintain a Premier City School System?
  - What can be Done to Mitigate the Impact of Residential Growth on our Schools (and City)?
  - What MCS Infrastructure is needed (and When)?
  - What is the Financial Impact of needed infrastructure?
  
- Goal: Final Report by Mid-January to Support Town Halls, Citizen Open Meetings, Dialogues with Special Interest Groups, etc.

# The Committee

Mike Potter	Terri Johnson
Steve Haraway	Bebe Oetjen
David Hergenroeder	Sandy Patel
Alice Lessmann	Steven Ryder
Larry Miles	Greg Shaw
Valerie Miles	Shelia Nash-Stevenson
Shaquinta Morgan	Al Sullivan
Paul Finley	Robby Parker



**Meeting Dates: August 11 and 28, Sept. 11 and 18, Nov. 8, December 13.**

# Future Growth Scenarios Summary

## City of Madison Household Projections 2017-2040

	Existing	Projected				
	2017 Households	2017-2025 Growth	2025 Households	2026-2040 Growth	2040 Households	2017-2040 Total Growth
	<b>18,859</b>					
<b>Case 1:</b> Approved + Strategic Annexations		3,151	22,010	494	22,504	<b>3,645</b>
<b>Case 2:</b> Growth per Master Plans (incl Case 1)		5,558	24,417	5,207	29,624	<b>10,765</b>
<b>Case 3:</b> Growth with no plan constraints		5,818	24,677	7,505	32,182	<b>13,323</b>

Source: City of Madison Planning and Economic Development Department, August 2017

# Future School Growth Summary

MCS Enrollment Status		
School	Current	Capacity <sup>1</sup>
Elementary (K-5)	4,415	5,455
Middle (6-8)	2,529	2,800
High (9-12)	3,597	4,400
<b>Total Students</b>	<b>10,541</b>	<b>12,655</b>

- 1 Functional Capacity (exceeds architectural capacity)
- 2 Triana growth rate assumed to be stable
- 3 Rezoning required
- 4 Middle Schools exceed capacity in 2022
- 5 High Schools exceed capacity in 2024

Projected Enrollment 2027-2028 <sup>2</sup>		
	Case 2	
Grades	Students	Capacity
K-5 <sup>th</sup>	5325	98% <sup>3</sup>
6th-8 <sup>th</sup>	3177	113% <sup>4</sup>
9th-12 <sup>th</sup>	4694	107% <sup>5</sup>
<b>Total</b>	<b>13196</b>	<b>104%</b>

## Actions Already Taken by MCS

- Passed resolution advocating no new residential annexation in Limestone County.
- Settled Limestone County Tax Dispute
- Constructed 16 additional classrooms at Liberty Middle School
- Moving 6<sup>th</sup> grade to Middle School in 2018-19
- Rezoned new growth
- Successful campaign to renew current district and county wide ad valorem



# 2018 NICHE\* School System Rankings

- MCS Ranking: **#3 of 135** in Alabama School Systems
- MCS Earned Grade: **“A+”**
  - Only 7 Schools Systems in the State Received a Grade of “A+”:

A+ (1) Mountain Brook City Schools	A+ (5) Hoover City Schools
A+ (2) Vestavia Hills City Schools	A+ (6) Auburn City Schools
<b>A+ (3) MADISON CITY SCHOOLS</b>	A+ (7) Muscle Shoals City Schools
A+ (4) Homewood City Schools	<b>B+ (22) Huntsville City Schools</b>

- Athens City Schools Achieved an “A-” grade.
- Huntsville City, Madison County & Decatur City Schools Earned a “B+” Grade
- Limestone County Schools Received a “C+” Report
- Nationwide: **MCS** Ranked 141 of 10,576 Nationwide – **Top 1.5%**

\* <https://www.niche.com/k12/search/best-school-districts/s/alabama/>

# Per Pupil Expenditures

A+ SCHOOLS	Alabama NICHE Ranking	School System	Per Pupil Expenditure
	1	Mountain Brook City Schools	\$12,811
	2	Vestavia Hills City Schools	\$10,727
	3	<b>Madison City Schools</b>	<b>\$9,305</b>
	4	Homewood City Schools	\$11,075
	5	Hoover City Schools	\$10,812
	6	<b>Auburn City Schools</b>	<b>\$9,106</b>
	7	Muscle Shoals City Schools	\$9,496
	14 (A-)	Athens City Schools	\$9,671
	22 (B+)	Huntsville City Schools	\$10,874

- For A+ Rated Schools: Auburn & Madison City Schools Spend the Least \$\$ per Pupil
- The MCS System Spends Less \$\$ per Pupil than Area Schools with Lower NICHE Rankings



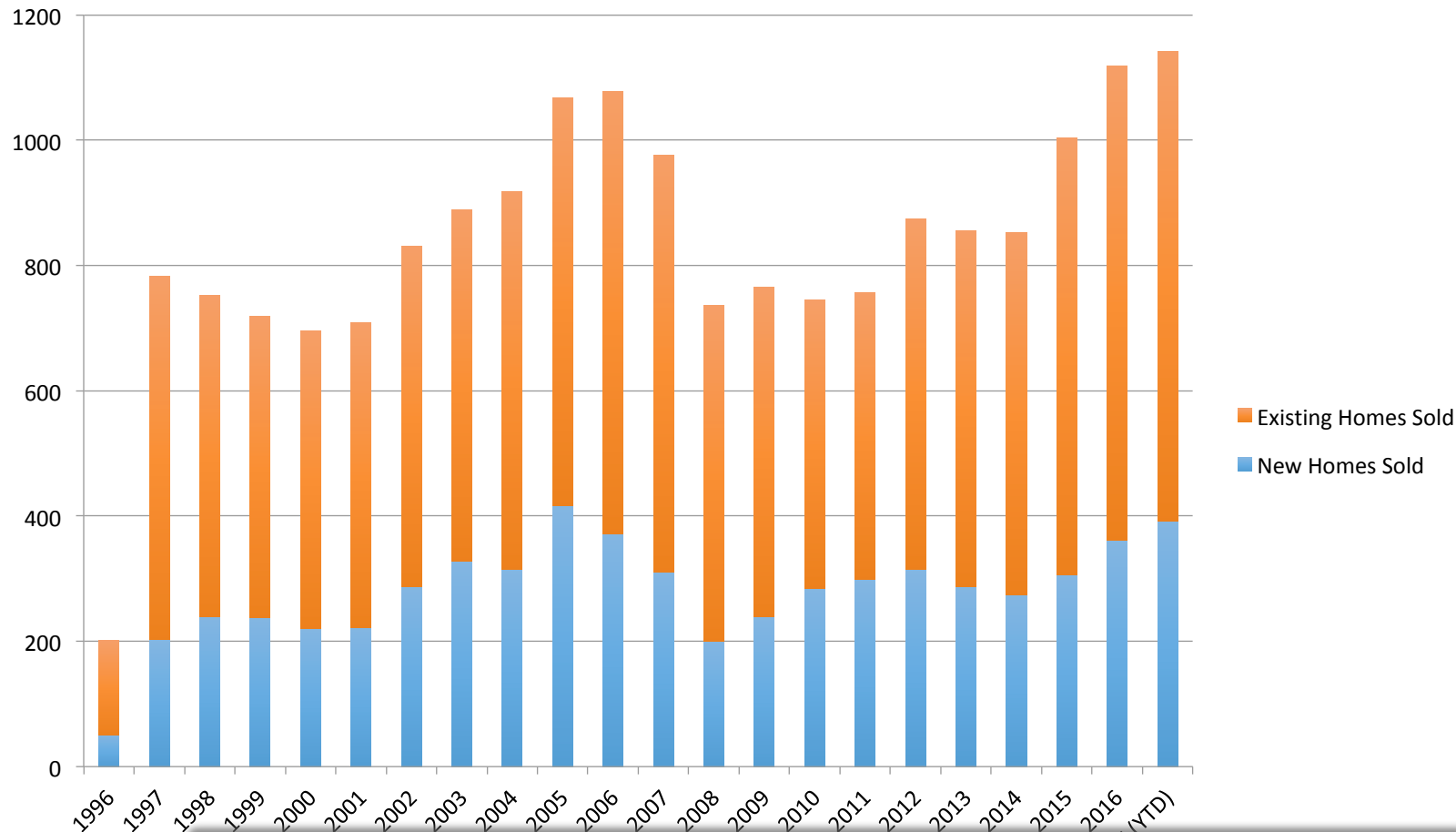
# Good Schools Drive Home Values

- Assessed Residential Property in Neighborhoods Zoned for Butler HS in the 18 Months prior to Rezoning to Huntsville HS (01/01/14 - 05/31/15).
- Assessed Same Neighborhoods After Rezoning (06/-01/15 – 08/31/17).
- Market Saw >100%+ Increase in Activity
- Sale Value > 17% Increase
- Time on Market was 33 Days Shorter

Impact of Butler HS Rezoning to Huntsville HS				
Rezoning Event	# of MLS Listings	Ave # Days on Market	Ave List Price	Ave Sold Price
Before	33	133	\$58,048	\$53,607
After	77	100	\$66,375	\$62,861

## Home Sales, Madison, Al

Source: Valley MLS, as of 24 Nov'17



- Madison Enjoys Robust Home Sales
  - *Recovered from 2008 Slump*
- Home Sales
  - Existing ~67%
  - New ~33%
- YTD Ave Sales Price: ~\$268K

Great Schools Promote Stable Sale and Resale of Homes

## Next Steps

- Determine from MCS their strategic approach to keep schools at the highest level, while being mindful of optics.
- Determine from City of Madison infrastructure needed to support the school's plan
- Calculate costs associated with facilities needed.
- Develop timeline for building facilities
- Develop timeline for acquiring revenue to build facilities
- Consider implications of ongoing City Transportation Study (draft report in January)